

MINUTE ITEM

This Calendar Item No. C15
was approved as Minute Item
No. 25 by the State Lands
Commission by a vote of 3
to 0 at its 3-25-76
meeting.

CALENDAR ITEM

C15

3/76
GRH
W 3772

RESCISSION OF PRIOR AUTHORIZATION
TO ISSUE NON-COMMERCIAL LEASE
PRC 2684.1 AND ISSUANCE OF NEW
NON-COMMERCIAL LEASE

APPLICANT: Solano Yacht Club
P. O. Box 411
Suisun City, California 94585

AREA, TYPE LAND AND LOCATION:
An 0.65 acre parcel of tide and submerged land
in Suisun Slough, Suisun City, Solano County.

LAND USE: For the maintenance of yacht club facilities.

TERMS OF ORIGINAL AUTHORIZATION:
Initial period: 10 years from December 22, 1960.

Surety bond: \$2,000.

Public liability insurance: \$15,000/\$100,000
per occurrence for bodily
injury.

Consideration: \$150 per annum.

TERMS OF PROPOSED LEASE:
Initial period: 20 years from December 22, 1960.

Renewal options: 2 successive periods of 10
years each.

Surety bond: \$5,000.

Public liability insurance: \$200,00 per occur-
rence for bodily injury and
\$50,000 for property damage.

CONSIDERATION: \$150 annually from December 22, 1960 to December
21, 1970; \$184.80 annually from December 22, 1970
to December 21, 1975; \$246.40 annually from
December 22, 1975 to December 21, 1980; with
the State reserving the right of fix a different
rental on each fifth anniversary of the lease.

BASIS FOR CONSIDERATION:

Minimum rental for this type of lease during
the first 10 years; 6% of appraised land value
during the next 5 years; 8% of appraised land
value during the last 5 years.

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PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is lessee of upland.

Filing fee has been received.

STATUTORY AND OTHER REFERENCES:

A. Public Resources Code: Div. 6, Parts 1 & 2.

B. Administrative Code: Title 2, Div. 3
Arts. 1, 2, 10 & 11.

OTHER PERTINENT INFORMATION:

1. At its meeting on December 22, 1960, Minute Item no. 19, the Commission authorized the issuance of a Non-Commercial Lease to the Solano Boat Club. Subsequent to the lease authorization, the upland owner (Suisun-Fairfield Sewer and Water District) requested that the lease be issued to the District, who would in turn sublease the site to the Solano Boat Club. Negotiations ended with the District withdrawing its request for the lease. Shortly thereafter, the Division received correspondence from the Boat Club's counsel contesting the State's ownership claim to Suisun Slough. Negotiations were suspended pending a resolution to the title problems; the applicant has now recognized the State's claim and has tendered payment of all back rentals.
2. This project is situated on State land identified as environmentally significant, pursuant to Public Resources Code 6370.1. Staff review indicates that there will be no significant effect upon the identified values. This is an existing facility for which no adverse comments have been received.
3. An Environmental Impact Report is not required. This transaction is within the purview of 2 Cal. Adm. Code 2907 (a) which exempts an existing structure or facility that is in an acceptable state of repair and there is no evidence of record to show injury to adjacent property, shoreline erosion, or other types of environmental degradation.

EXHIBITS: A. Land Description. B. Location Map.

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IT IS RECOMMENDED THAT THE COMMISSION:

1. RESCIND ITS PRIOR AUTHORIZATION FOR THE ISSUANCE OF LEASE PRC 2684.1.
2. FIND THAT GRANTING OF THE APPLICATION WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1 ET SEQ. OF THE PUBLIC RESOURCES CODE.
3. DETERMINE THAT AN ENVIRONMENTAL IMPACT REPORT HAS NOT BEEN PREPARED FOR THIS ACTIVITY AS SUCH REPORT IS NOT REQUIRED UNDER THE PROVISIONS OF PRC 21085; 14 CAL. ADM. CODE 15100 ET SEQ; AND 2 CAL. ADM. CODE 2907,
4. AUTHORIZE ISSUANCE TO THE SOLANA YACHT CLUB OF A 20-YEAR NON-COMMERCIAL LEASE FROM DECEMBER 22, 1960, WITH LESSEE'S OPTION TO RENEW FOR 2 SUCCESSIVE PERIODS OF 10 YEARS EACH, IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$150 ANNUALLY FROM DECEMBER 22, 1960 TO DECEMBER 21, 1970; \$184.80 ANNUALLY FROM DECEMBER 22, 1970, TO DECEMBER 21, 1975; \$246.40 ANNUALLY FROM DECEMBER 22, 1975 TO DECEMBER 21, 1980; WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF A \$5,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE IN AMOUNTS OF \$200,000 PER OCCURRENCE FOR BODILY INJURY AND \$50,000 FOR PROPERTY DAMAGE; FOR THE MAINTENANCE OF YACHT CLUB FACILITIES ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment: "A"

EXHIBIT "A"

Lessee: Solano Boat Club

W 3772

A parcel of tide and submerged land lying in the bed of Suisun Slough, Suisun City, Solano County, State of California being more particularly described as follows:

COMMENCING at the intersection of the south line of the northwest $\frac{1}{4}$ of Section 36, T5N, R2W, MDM with the southerly extension of the southwesterly line of Cedar Street as shown on the map of Chaplin Addition No. 1 to the City of Suisun; thence west .26 feet along said south line of said northwest $\frac{1}{4}$ of Section 36 to the TRUE POINT OF BEGINNING; thence N 05° 15' W 500 feet; thence east 56 feet more or less to the mean high tide line along the east bank of Suisun Slough; thence southerly along said mean high tide line to its intersection with the above-mentioned southerly line of said northwest $\frac{1}{4}$ of Section 36; thence west 56 feet more or less to the point of beginning.

END OF DESCRIPTION

Prepared J. Colvin Checked J. Colvin
Reviewed J. Colvin Date 2/8/74

